168.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,052,000 / 1,052,000
					USE VALUE:	1,052,000 / 1,052,000
					ASSESSED:	1,052,000 / 1,052,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERSON HAROLD C III
Owner 2:	ROBERSON NOREEN D
Owner 3:	
Street 1:	147 CHARLTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .322 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1914, having primarily Vinyl Exterior and 3310 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14010.000	461,000	2,800	588,200	1,052,000
Total Card	0.322	461,000	2,800	588,200	1,052,000
Total Parcel	0.322	461,000	2,800	588,200	1,052,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.82 /Parcel: 317.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111667

GIS Ref

GIS Ref

Insp Date 08/02/18

!13037!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	461,000	2800	14,010.	588,200	1,052,000		Year end	12/23/2021
2021	101	FV	447,700	2800	14,010.	588,200	1,038,700		Year End Roll	12/10/2020
2020	101	FV	447,700	2800	14,010.	588,200	1,038,700	1,038,700	Year End Roll	12/18/2019
2019	101	FV	317,800	2900	14,010.	588,200	908,900	908,900	Year End Roll	1/3/2019
2018	101	FV	312,500	2900	14,010.	495,800	811,200	811,200	Year End Roll	12/20/2017
2017	101	FV	312,500	2900	14,010.	453,800	769,200	769,200	Year End Roll	1/3/2017
2016	101	FV	312,500	2900	14,010.	386,500	701,900	701,900	Year End	1/4/2016
2015	101	FV	304,800	2900	14,010.	336,100	643,800	643,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:02:01

LAST REV

Date	Time
08/30/18	11:43:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD BRUCE	26362-183		5/31/1996		263,000	No	No	Y	

USER DEFINED

Prior Id # 1:	111667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2013	955	Solar Pa	17,600	C				
6/16/2006	475	Addition	93,000			G8	GR FY08	REAR & SIDE ADDS P
8/18/1995	486		20,000					REMODEL 1ST FLOOR
5/31/1995	163		22,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
7/10/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Measured	189	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14010		Sq. Ft.	Site		0	70.	0.60	7									588,214						588,200	

Total AC/HA:	0.32163	Total SF/SM:	14010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	588,214	Spl Credit		Total:	588,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.06354856
Const Adj.:	0.99989998
Adj $ / SQ:	148.882
Other Features:	103695
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	566395
Depreciation:	105349
Depreciated Total:	461045

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

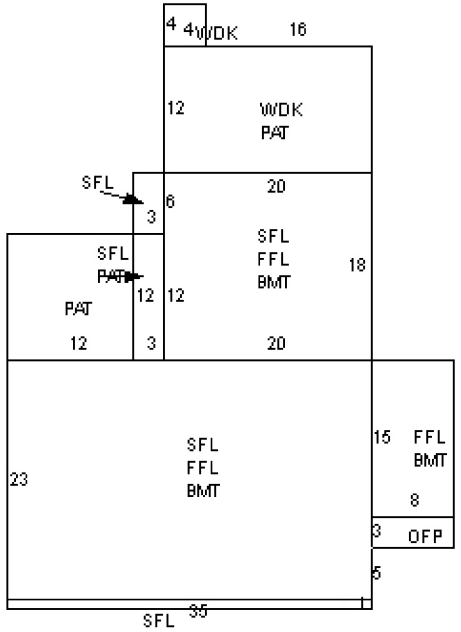
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.88
Special Features:	0	Val/Su Net:	101.90
Final Total:	461000	Val/Su SzAd	181.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,285	62.080	79,778
FFL	First Floor	1,285	148.880	191,313
SFL	Second Floor	1,254	148.880	186,698
PAT	Patio	420	3.140	1,320
WDK	Deck	256	9.910	2,536
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	4,524			Total:	462,701
Size Ad	2539	Gross Area	4524	FinArea	3310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
28	B-Ball Court	D	Y	1	34 X 40	G	GD	2000	2.33	T	11.4	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800